

THE DISTRICT ON TRYON

INTERSECTION OF S. TRYON ST & W. TYVOLA RD | CHARLOTTE, NC 28217



THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

**FOR LEASE
OR BUILD TO SUIT**



WOODHAVEN
DEVELOPMENT GROUP

THE DISTRICT ON TRYON

INTERSECTION OF S. TRYON ST & W. TYVOLA RD | CHARLOTTE, NC 28217

PRESENTED BY:

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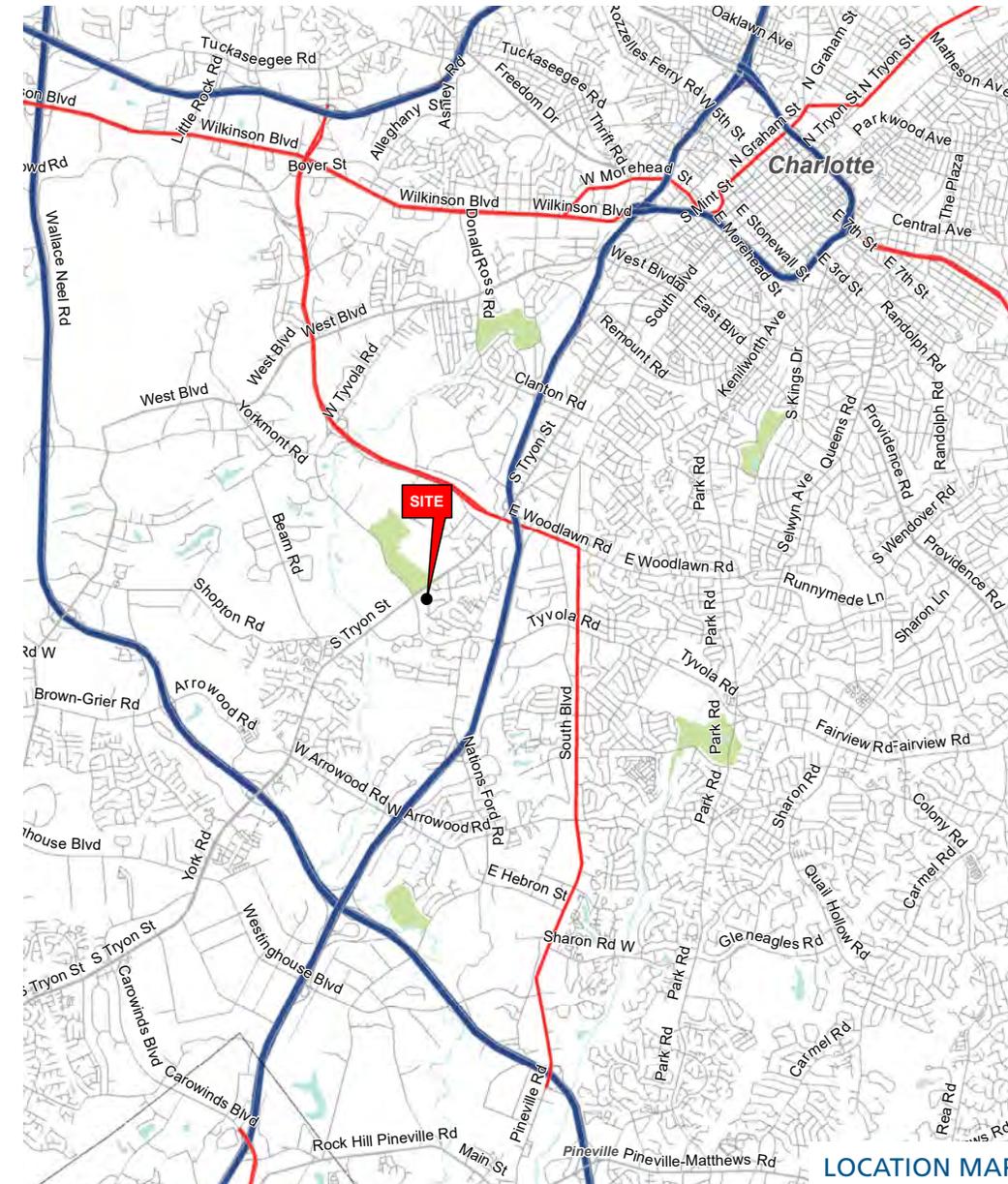
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LOCATION MAP

2019 DEMOS (5 MILE RING)



48.1%
MEDIAN AGE
34.3



51.9%
MEDIAN AGE
36.6



68.4%
WHITE COLLAR
WORKERS

2.4%
UNEMPLOYMENT
RATE



31.6%
BLUE COLLAR
WORKERS



EST. POPULATION	183,491
EST. HOUSEHOLDS	82,124
EST. HOUSEHOLD SIZE	2.21



EST. AVERAGE HH INCOME	\$100,251
EST. MEDIAN HH INCOME	\$78,025
EST. AVERAGE HH NET WORTH	\$746,544



TOTAL BUSINESSES	16,110
TOTAL EMPLOYEES	223,000

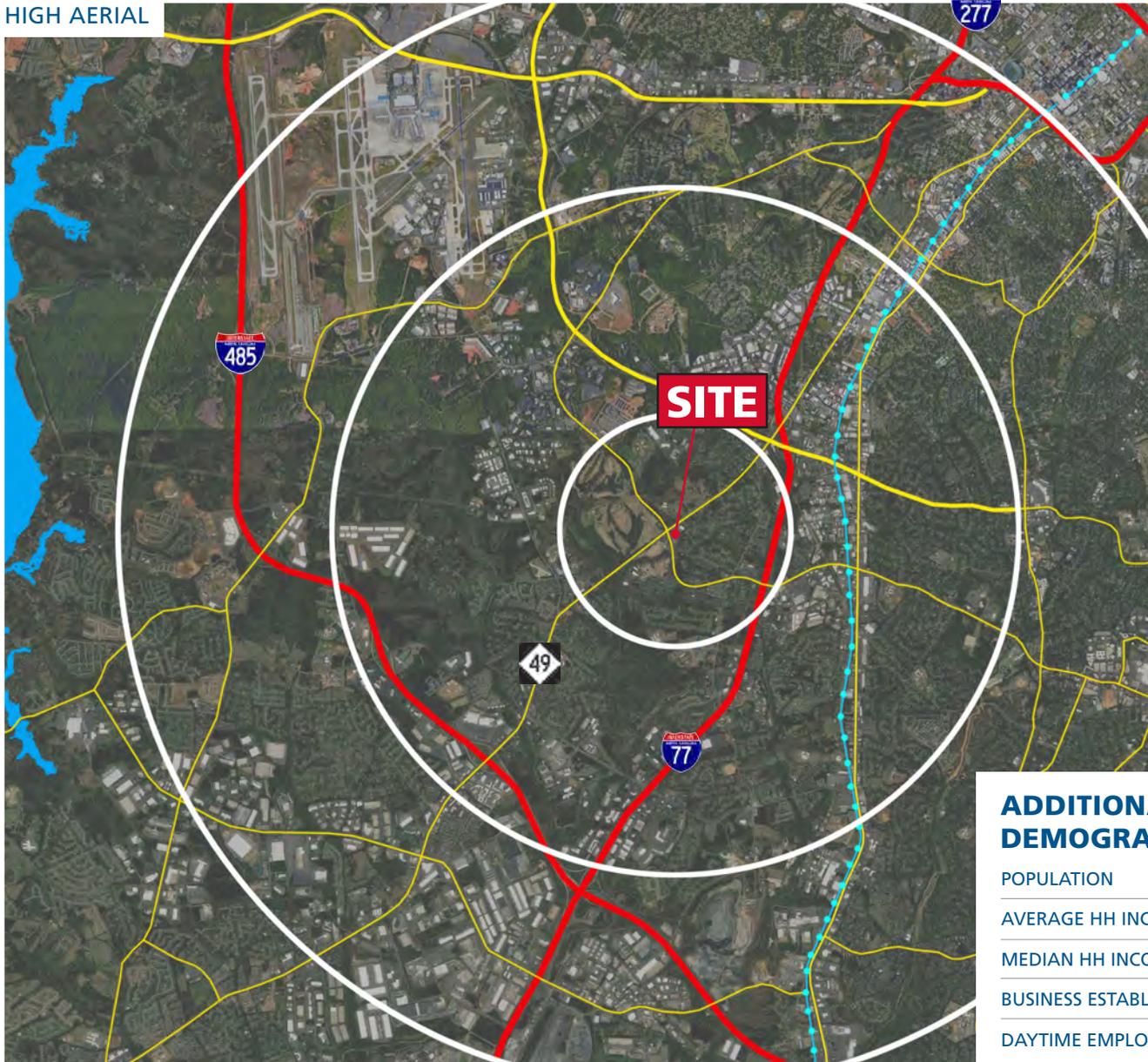


NO HIGH SCHOOL DIPLOMA	10.9%
HIGH SCHOOL GRADUATE	16.3%
SOME COLLEGE/ASSOCIATE DEGREE	23.5%
BACHELOR DEGREE/GRADUATE DEGREE	49.3%

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HIGH AERIAL



PROPERTY/LEASING INFORMATION

Approximately 10.47 acre development site
Retail outparcel, anchor and shop space available
Opportunity for medical, office and multi-family

PROPERTY HIGHLIGHTS

Dominant intersection
High traffic volumes
(23,000 VPD on W. Tyvola Rd & 29,500 VPD on S. Tryon St)
Excellent visibility
Conveniently located to large employment hub

ADDITIONAL

DEMOGRAPHICS (2019)

	1 MILE	3 MILE	5 MILE
POPULATION	7,391	69,647	183,491
AVERAGE HH INCOME	\$62,657	\$69,118	\$100,251
MEDIAN HH INCOME	\$61,119	\$60,516	\$78,025
BUSINESS ESTABLISHMENTS	160	4,563	16,110
DAYTIME EMPLOYMENT	1,526	70,444	223,000

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MEDIUM AERIAL



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CLOSE AERIAL



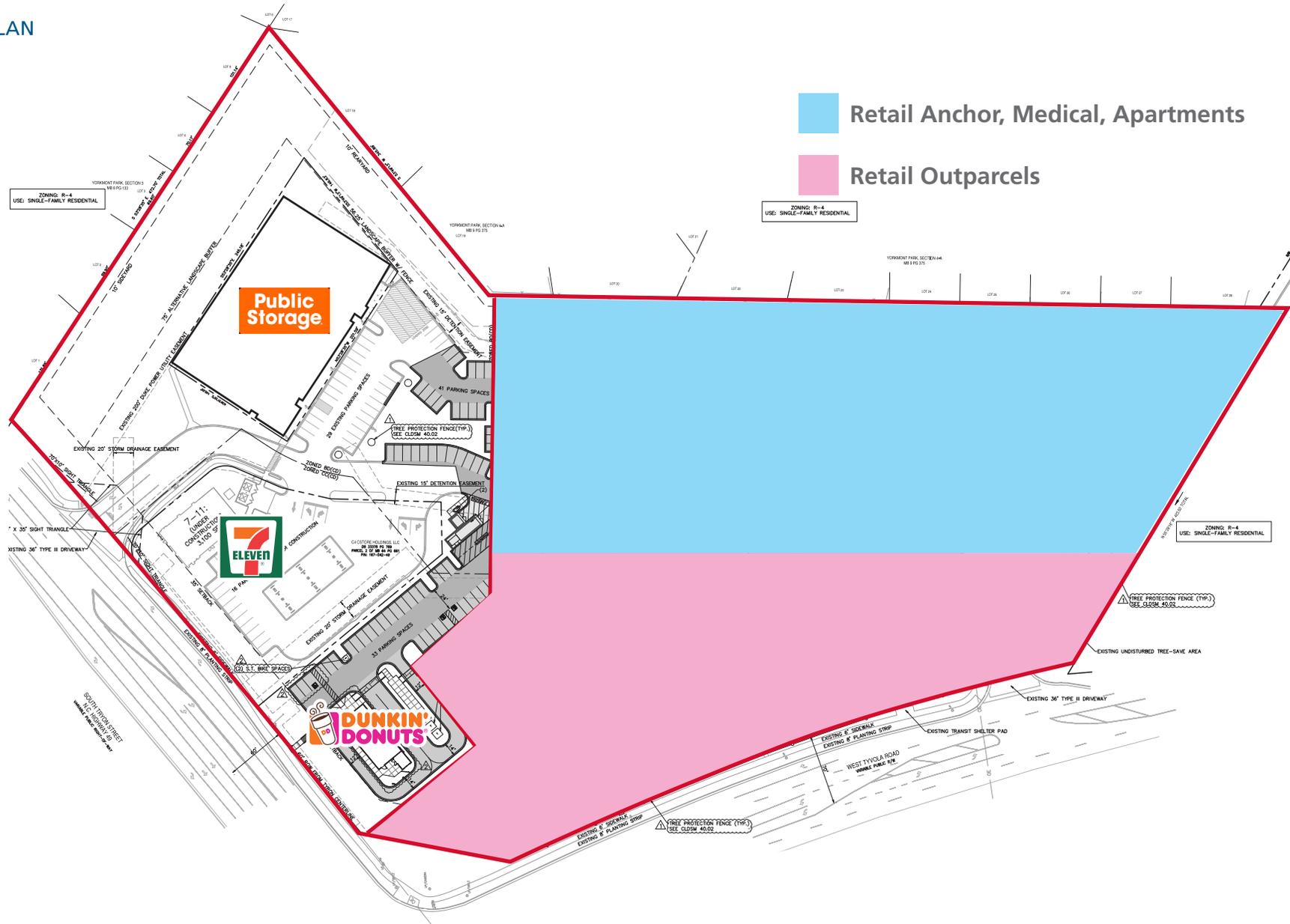
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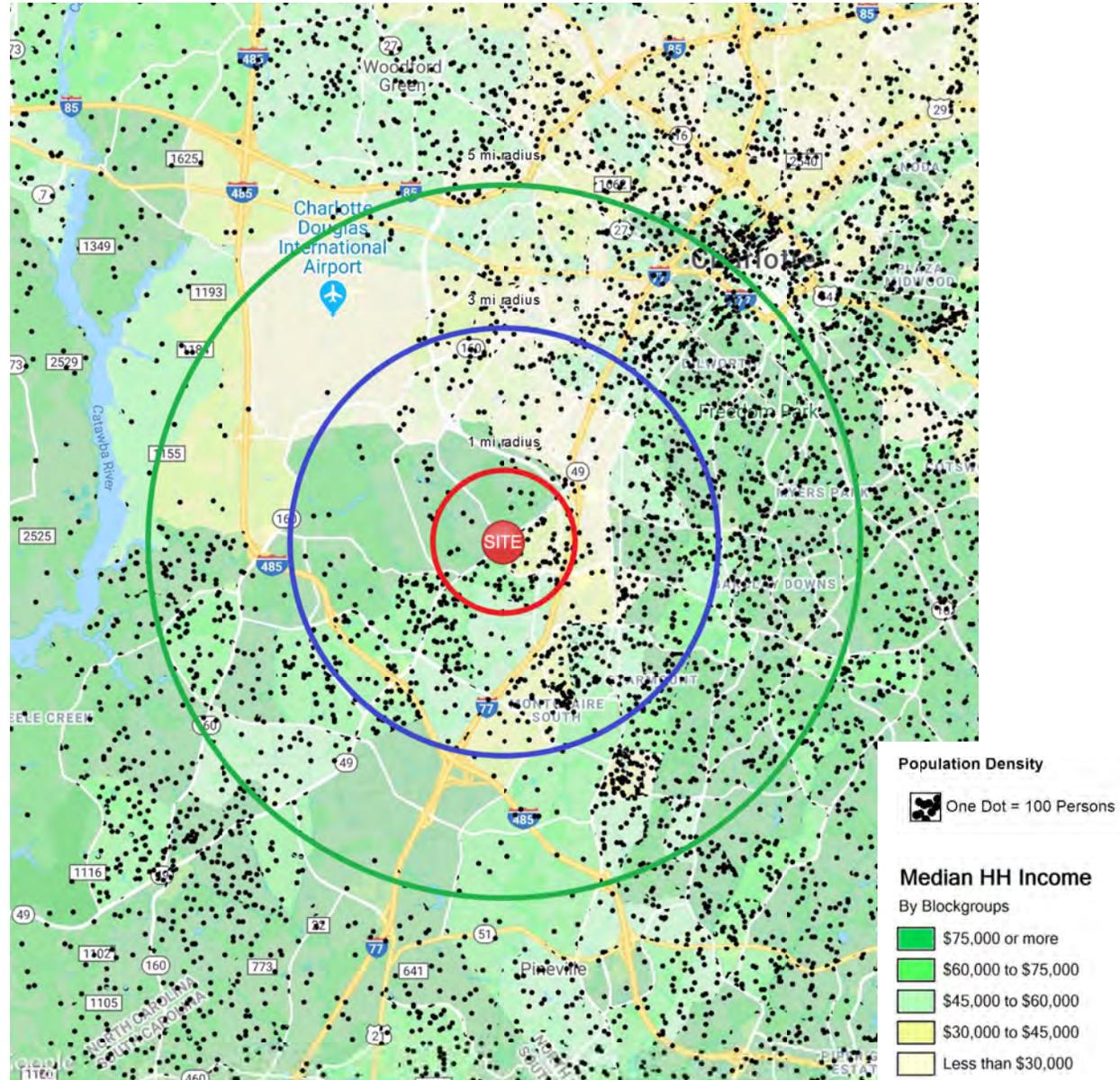
SITE PLAN



THE DISTRICT ON TRYON

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2019 DEMOGRAPHICS



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THE DISTRICT ON TRYON

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2019 DEMOGRAPHICS

S Tryon St & W Tyvola Rd						
Charlotte, NC						
	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2019)	7,391		69,647		183,491	
Projected Population (2024)	7,992		74,923		197,724	
Census Population (2010)	5,947		55,112		140,614	
Census Population (2000)	3,794		47,814		125,627	
Projected Annual Growth (2019 to 2024)	601	1.6%	5,276	1.5%	14,233	1.6%
Historical Annual Growth (2010 to 2019)	1,444	2.2%	14,535	2.3%	42,877	2.6%
Historical Annual Growth (2000 to 2010)	2,153	5.7%	7,298	1.5%	14,987	1.2%
Estimated Population Density (2019)	2,354	psm	2,465	psm	2,337	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2019)	3,268		29,004		82,124	
Projected Households (2024)	3,548		31,547		89,296	
Census Households (2010)	2,536		22,395		60,531	
Census Households (2000)	1,401		19,190		53,761	
Estimated Households with Children (2019)	814	24.9%	8,491	29.3%	21,252	25.9%
Estimated Average Household Size (2019)	2.26		2.39		2.21	
Average Household Income						
Estimated Average Household Income (2019)	\$62,657		\$69,118		\$100,251	
Projected Average Household Income (2024)	\$67,361		\$73,744		\$109,130	
Estimated Average Family Income (2019)	\$62,052		\$76,247		\$132,290	
Median Household Income						
Estimated Median Household Income (2019)	\$61,119		\$60,516		\$78,025	
Projected Median Household Income (2024)	\$71,556		\$70,236		\$89,267	
Estimated Median Family Income (2019)	\$67,427		\$67,532		\$104,917	
Per Capita Income						
Estimated Per Capita Income (2019)	\$27,713		\$28,860		\$44,950	
Projected Per Capita Income (2024)	\$29,915		\$31,121		\$49,361	
Estimated Per Capita Income 5 Year Growth	\$2,202	7.9%	\$2,261	7.8%	\$4,411	9.8%
Estimated Average Household Net Worth (2019)	\$348,062		\$434,443		\$746,544	
Daytime Demos (2019)						
Total Businesses	160		4,563		16,110	
Total Employees	1,526		70,444		223,000	
Company Headquarter Businesses	-		65	1.4%	184	1.1%
Company Headquarter Employees	182	11.9%	4,493	6.4%	28,808	12.9%
Employee Population per Business	9.6		15.4		13.8	
Residential Population per Business	46.3		15.3		11.4	

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2019 DEMOGRAPHICS

S Tryon St & W Tyvola Rd						
Charlotte, NC						
	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2019)	3,574	48.4%	29,542	42.4%	95,731	52.2%
Black or African American (2019)	2,478	33.5%	26,371	37.9%	59,743	32.6%
American Indian or Alaska Native (2019)	40	0.5%	378	0.5%	768	0.4%
Asian (2019)	630	8.5%	3,636	5.2%	10,091	5.5%
Hawaiian or Pacific Islander (2019)	1	-	87	0.1%	139	-
Other Race (2019)	516	7.0%	7,845	11.3%	12,277	6.7%
Two or More Races (2019)	151	2.0%	1,787	2.6%	4,742	2.6%
Not Hispanic or Latino Population (2019)	6,491	87.8%	55,174	79.2%	156,896	85.5%
Hispanic or Latino Population (2019)	900	12.2%	14,474	20.8%	26,595	14.5%
Not Hispanic or Latino Population (2024)	7,026	87.9%	59,447	79.3%	169,232	85.6%
Hispanic or Latino Population (2024)	965	12.1%	15,476	20.7%	28,492	14.4%
Not Hispanic or Latino Population (2010)	4,898	82.4%	41,510	75.3%	119,090	84.7%
Hispanic or Latino Population (2010)	1,049	17.6%	13,602	24.7%	21,524	15.3%
Not Hispanic or Latino Population (2000)	3,486	91.9%	40,611	84.9%	114,963	91.5%
Hispanic or Latino Population (2000)	308	8.1%	7,203	15.1%	10,664	8.5%
Projected Hispanic Annual Growth (2019 to 2024)	66	1.5%	1,003	1.4%	1,897	1.4%
Historic Hispanic Annual Growth (2000 to 2019)	592	10.1%	7,270	5.3%	15,931	7.9%
Age Distribution (2019)						
Age Under 5	481	6.5%	4,877	7.0%	12,130	6.6%
Age 5 to 9 Years	470	6.4%	4,396	6.3%	11,144	6.1%
Age 10 to 14 Years	480	6.5%	4,406	6.3%	10,999	6.0%
Age 15 to 19 Years	453	6.1%	4,168	6.0%	10,608	5.8%
Age 20 to 24 Years	447	6.1%	4,836	6.9%	11,672	6.4%
Age 25 to 29 Years	759	10.3%	6,823	9.8%	17,112	9.3%
Age 30 to 34 Years	669	9.0%	6,131	8.8%	15,885	8.7%
Age 35 to 39 Years	579	7.8%	5,192	7.5%	13,837	7.5%
Age 40 to 44 Years	489	6.6%	4,684	6.7%	12,403	6.8%
Age 45 to 49 Years	516	7.0%	4,680	6.7%	12,403	6.8%
Age 50 to 54 Years	465	6.3%	4,198	6.0%	11,273	6.1%
Age 55 to 59 Years	417	5.6%	3,982	5.7%	11,007	6.0%
Age 60 to 64 Years	357	4.8%	3,430	4.9%	9,770	5.3%
Age 65 to 74 Years	529	7.2%	4,875	7.0%	13,760	7.5%
Age 75 to 84 Years	220	3.0%	2,136	3.1%	6,432	3.5%
Age 85 Years or Over	59	0.8%	834	1.2%	3,059	1.7%
Median Age	33.7		33.9		35.5	
Gender Age Distribution (2019)						
Female Population	3,766	51.0%	35,596	51.1%	95,273	51.9%
Age 0 to 19 Years	974	25.9%	8,830	24.8%	22,219	23.3%
Age 20 to 64 Years	2,336	62.0%	22,142	62.2%	59,321	62.3%
Age 65 Years or Over	456	12.1%	4,623	13.0%	13,733	14.4%
Female Median Age	33.9		35.1		36.6	
Male Population	3,625	49.0%	34,052	48.9%	88,218	48.1%
Age 0 to 19 Years	910	25.1%	9,016	26.5%	22,662	25.7%
Age 20 to 64 Years	2,363	65.2%	21,815	64.1%	56,039	63.5%
Age 65 Years or Over	352	9.7%	3,221	9.5%	9,518	10.8%
Male Median Age	33.5		32.7		34.3	

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2019 DEMOGRAPHICS

S Tryon St & W Tyvola Rd		1 mi radius		3 mi radius		5 mi radius	
Charlotte, NC							
Household Income Distribution (2019)							
HH Income \$200,000 or More	49	1.5%	1,046	3.6%	8,874	10.8%	
HH Income \$150,000 to \$199,999	156	4.8%	1,539	5.3%	5,866	7.1%	
HH Income \$100,000 to \$149,999	475	14.5%	3,924	13.5%	11,891	14.5%	
HH Income \$75,000 to \$99,999	595	18.2%	4,062	14.0%	10,494	12.8%	
HH Income \$50,000 to \$74,999	574	17.6%	5,476	18.9%	14,473	17.6%	
HH Income \$35,000 to \$49,999	666	20.4%	4,342	15.0%	10,456	12.7%	
HH Income \$25,000 to \$34,999	193	5.9%	3,031	10.5%	6,607	8.0%	
HH Income \$15,000 to \$24,999	212	6.5%	2,794	9.6%	6,400	7.8%	
HH Income Under \$15,000	347	10.6%	2,790	9.6%	7,062	8.6%	
HH Income \$35,000 or More	2,516	77.0%	20,389	70.3%	62,054	75.6%	
HH Income \$75,000 or More	1,275	39.0%	10,571	36.4%	37,125	45.2%	
Housing (2019)							
Total Housing Units	3,363		29,883		84,590		
Housing Units Occupied	3,268	97.2%	29,004	97.1%	82,124	97.1%	
Housing Units Owner-Occupied	855	26.2%	11,769	40.6%	37,602	45.8%	
Housing Units, Renter-Occupied	2,413	73.8%	17,235	59.4%	44,522	54.2%	
Housing Units, Vacant	95	2.9%	879	3.0%	2,466	3.0%	
Marital Status (2019)							
Never Married	3,158	53.0%	27,322	48.8%	65,881	44.2%	
Currently Married	1,928	32.4%	17,244	30.8%	53,708	36.0%	
Separated	275	4.6%	3,915	7.0%	8,634	5.8%	
Widowed	157	2.6%	2,238	4.0%	6,412	4.3%	
Divorced	441	7.4%	5,251	9.4%	14,583	9.8%	
Household Type (2019)							
Population Family	5,352	72.4%	52,686	75.6%	132,986	72.5%	
Population Non-Family	2,033	27.5%	16,555	23.8%	48,229	26.3%	
Population Group Quarters	6	-	405	0.6%	2,276	1.2%	
Family Households	1,712	52.4%	16,329	56.3%	42,738	52.0%	
Non-Family Households	1,556	47.6%	12,675	43.7%	39,386	48.0%	
Married Couple with Children	397	20.6%	3,832	22.2%	11,511	21.4%	
Average Family Household Size	3.1		3.2		3.1		
Household Size (2019)							
1 Person Households	1,194	36.5%	9,809	33.8%	32,450	39.5%	
2 Person Households	1,072	32.8%	8,973	30.9%	24,790	30.2%	
3 Person Households	426	13.0%	4,229	14.6%	10,374	12.6%	
4 Person Households	320	9.8%	3,090	10.7%	8,233	10.0%	
5 Person Households	143	4.4%	1,678	5.8%	3,914	4.8%	
6 or More Person Households	114	3.5%	1,224	4.2%	2,363	2.9%	
Household Vehicles (2019)							
Households with 0 Vehicles Available	149	4.6%	1,905	6.6%	6,023	7.3%	
Households with 1 Vehicles Available	1,791	54.8%	13,283	45.8%	34,884	42.5%	
Households with 2 or More Vehicles Available	1,329	40.7%	13,816	47.6%	41,216	50.2%	
Total Vehicles Available	5,073		46,140		132,712		
Average Vehicles Per Household	1.6		1.6		1.6		

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2019 DEMOGRAPHICS

S Tryon St & W Tyvola Rd					
	1 mi radius		3 mi radius		5 mi radius
Charlotte, NC					
Labor Force (2019)					
Estimated Labor Population Age 16 Years or Over	5,861		55,238		147,360
Estimated Civilian Employed	4,106	70.1%	39,972	72.4%	104,698
Estimated Civilian Unemployed	130	2.2%	1,433	2.6%	3,497
Estimated in Armed Forces	-	-	4	-	183
Estimated Not in Labor Force	1,625	27.7%	13,830	25.0%	38,982
Unemployment Rate	2.2%		2.6%		2.4%
Occupation (2019)					
Occupation: Population Age 16 Years or Over	4,106		39,972		104,698
Management, Business, Financial Operations	654	15.9%	6,707	16.8%	23,903
Professional, Related	1,366	33.3%	8,118	20.3%	24,229
Service	506	12.3%	7,121	17.8%	15,123
Sales, Office	875	21.3%	8,876	22.2%	23,461
Farming, Fishing, Forestry	1	-	51	0.1%	68
Construct, Extraction, Maintenance	306	7.5%	4,108	10.3%	7,294
Production, Transport Material Moving	398	9.7%	4,990	12.5%	10,620
White Collar Workers	2,895	70.5%	23,701	59.3%	71,593
Blue Collar Workers	1,211	29.5%	16,271	40.7%	33,105
Consumer Expenditure (2019)					
Total Household Expenditure	\$166.71 M		\$1.57 B		\$5.74 B
Total Non-Retail Expenditure	\$87.92 M	52.7%	\$831.01 M	52.8%	\$3.05 B
Total Retail Expenditure	\$78.79 M	47.3%	\$743.26 M	47.2%	\$2.69 B
Apparel	\$5.85 M	3.5%	\$55.37 M	3.5%	\$204.71 M
Contributions	\$5.06 M	3.0%	\$49.18 M	3.1%	\$193.9 M
Education	\$4.53 M	2.7%	\$44.7 M	2.8%	\$184.87 M
Entertainment	\$9.16 M	5.5%	\$87.36 M	5.5%	\$326.48 M
Food and Beverages	\$24.99 M	15.0%	\$234.34 M	14.9%	\$838.43 M
Furnishings and Equipment	\$5.71 M	3.4%	\$54.41 M	3.5%	\$202.33 M
Gifts	\$3.81 M	2.3%	\$37.23 M	2.4%	\$149.75 M
Health Care	\$14.16 M	8.5%	\$133.36 M	8.5%	\$472.38 M
Household Operations	\$6.37 M	3.8%	\$60.86 M	3.9%	\$227.37 M
Miscellaneous Expenses	\$3.12 M	1.9%	\$29.58 M	1.9%	\$108.97 M
Personal Care	\$2.24 M	1.3%	\$21.14 M	1.3%	\$76.9 M
Personal Insurance	\$1.07 M	0.6%	\$10.48 M	0.7%	\$40.94 M
Reading	\$357.43 K	0.2%	\$3.39 M	0.2%	\$12.57 M
Shelter	\$35.81 M	21.5%	\$336.02 M	21.3%	\$1.22 B
Tobacco	\$1.14 M	0.7%	\$10.3 M	0.7%	\$33.14 M
Transportation	\$30.56 M	18.3%	\$287.51 M	18.3%	\$1.03 B
Utilities	\$12.77 M	7.7%	\$119.03 M	7.6%	\$411.72 M
Educational Attainment (2019)					
Adult Population Age 25 Years or Over	5,059		46,965		126,939
Elementary (Grade Level 0 to 8)	270	5.3%	3,791	8.1%	6,536
Some High School (Grade Level 9 to 11)	355	7.0%	3,455	7.4%	7,383
High School Graduate	931	18.4%	9,401	20.0%	20,649
Some College	728	14.4%	9,449	20.1%	21,349
Associate Degree Only	174	3.4%	3,120	6.6%	8,507
Bachelor Degree Only	1,843	36.4%	12,153	25.9%	40,196
Graduate Degree	759	15.0%	5,596	11.9%	22,320

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2019 DEMOGRAPHICS

S Tryon St & W Tyvola Rd						
Charlotte, NC						
	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2019)						
1 Detached Unit	1,321	52.1%	14,363	64.1%	39,807	65.8%
1 Attached Unit	119	4.7%	2,484	11.1%	7,922	13.1%
2 to 4 Units	208	8.2%	1,655	7.4%	5,119	8.5%
5 to 9 Units	287	11.3%	2,370	10.6%	5,874	9.7%
10 to 19 Units	595	23.5%	3,795	16.9%	8,630	14.3%
20 to 49 Units	607	23.9%	2,507	11.2%	5,524	9.1%
50 or More Units	105	4.2%	1,539	6.9%	8,300	13.7%
Mobile Home or Trailer	26	1.0%	291	1.3%	946	1.6%
Other Structure	-	-	-	-	1	-
Homes Built By Year (2019)						
Homes Built 2010 or later	662	26.1%	3,591	16.0%	10,402	17.2%
Homes Built 2000 to 2009	705	27.8%	5,038	22.5%	14,996	24.8%
Homes Built 1990 to 1999	795	31.3%	4,680	20.9%	12,107	20.0%
Homes Built 1980 to 1989	260	10.2%	2,887	12.9%	9,521	15.7%
Homes Built 1970 to 1979	139	5.5%	3,954	17.7%	10,467	17.3%
Homes Built 1960 to 1969	412	16.2%	4,269	19.1%	9,928	16.4%
Homes Built 1950 to 1959	175	6.9%	3,545	15.8%	7,630	12.6%
Homes Built Before 1949	122	4.8%	1,040	4.6%	7,073	11.7%
Home Values (2019)						
Home Values \$1,000,000 or More	7	1.0%	88	0.9%	1,583	5.1%
Home Values \$500,000 to \$999,999	96	13.9%	607	6.3%	6,071	19.5%
Home Values \$400,000 to \$499,999	31	4.5%	677	7.1%	3,226	10.4%
Home Values \$300,000 to \$399,999	49	7.0%	1,487	15.5%	4,711	15.1%
Home Values \$200,000 to \$299,999	83	12.0%	2,783	29.1%	7,596	24.4%
Home Values \$150,000 to \$199,999	114	16.5%	2,188	22.8%	5,181	16.6%
Home Values \$100,000 to \$149,999	197	28.4%	2,369	24.7%	4,858	15.6%
Home Values \$70,000 to \$99,999	202	29.1%	971	10.1%	2,146	6.9%
Home Values \$50,000 to \$69,999	60	8.6%	326	3.4%	646	2.1%
Home Values \$25,000 to \$49,999	5	0.8%	94	1.0%	277	0.9%
Home Values Under \$25,000	6	0.9%	120	1.2%	362	1.2%
Owner-Occupied Median Home Value	\$135,364		\$198,187		\$355,452	
Renter-Occupied Median Rent	\$968		\$908		\$969	
Transportation To Work (2019)						
Drive to Work Alone	3,035	76.6%	28,518	75.9%	76,007	75.9%
Drive to Work in Carpool	525	13.3%	4,450	11.8%	8,704	8.7%
Travel to Work by Public Transportation	216	5.4%	1,852	4.9%	4,155	4.2%
Drive to Work on Motorcycle	3	-	103	0.3%	253	0.3%
Walk or Bicycle to Work	36	0.9%	666	1.8%	2,584	2.6%
Other Means	25	0.6%	533	1.4%	1,230	1.2%
Work at Home	123	3.1%	1,444	3.8%	7,176	7.2%
Travel Time (2019)						
Travel to Work in 14 Minutes or Less	1,120	28.3%	10,388	27.7%	27,050	27.0%
Travel to Work in 15 to 29 Minutes	2,037	51.4%	18,209	48.5%	45,397	45.3%
Travel to Work in 30 to 59 Minutes	734	18.5%	8,135	21.7%	20,707	20.7%
Travel to Work in 60 Minutes or More	94	2.4%	1,671	4.4%	3,980	4.0%
Average Minutes Travel to Work	18.9		19.5		19.6	



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